



**SHREWSBURY PLANNING BOARD  
SHREWSBURY, MASSACHUSETTS  
MINUTES**

Regular Meeting: January 5, 2006 - 7:00 P.M.  
Location: Selectmen's Hearing Room - Municipal Office Building

**Present:** Melvin P. Gordon, Chairman  
Stephan M. Rodolakis, Vice-Chairman  
Kathleen M. Keohane  
Donald F. Naber

**Absent:** Jill R. Myers, Clerk

**Also Present:** Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 7:00 P.M.

**1. Review and Approve Minutes:**

The Planning Board approved the following Minutes of November 3, 2005 as submitted.

**2. Signed bills.**

**3. Meetings and Hearings**

*Mr. Gordon announced that three hearings are postponed as follows:*

- 1) Residences at Flint Pond, Senior Housing – continued to February 2, 2006*
- 2) 101 N. Quinsigamond Avenue, Three Unit Multi-family – continued to February 2, 2006*
- 3) Memorial Drive Business Park, Site Plan Approval – continued to March 2, 2006*

**7:00 P.M. Board Member Comments – no Board Member Comments**

**7:05 P.M. Residences at Flint Pond, Senior Housing  
Special Permit and Site Plan Approval  
Public Hearing, Continued from June 2, 2005  
Location: Hartford Pike (Route 20), southeast of Lake Street  
Decision Deadline: 65 days from the close of the hearing**

Mr. Gordon read a letter dated January 5, 2006, from Attorney Kevin Byrne, asking for a continuance. The Board voted to allow the continuance.

Mr. Gordon continued the hearing to February 2, 2006, at 7:05 P.M.

**7:10 P.M.      101 North Quinsigamond Avenue, Three Unit Multi-family  
Special Permit and Site Plan Approval  
Decision Deadline: 65 days from the close of hearing**

Mr. Gordon read a letter dated January 3, 2006 from Quinn Engineering asking for a continuance. The Board voted to allow the continuance.

Mr. Gordon continued the hearing to February 2, 2006, at 7:10 P.M.

**7:15 P.M.      Memorial Drive Business Park, Site Plan Approval  
Public Hearing, continued from August 4, 2005  
Location: east side of Memorial Drive, south of Hyde Farm Road  
Decision Deadline: 65 days from the close of hearing**

The Board voted to continue the hearing to March 2, 2006, at 7:05 P.M., to give the applicant time to get their plans finished. No letter asking for this continuance was submitted to Engineering, and no one attended the hearing representing the applicant.

**7:20 P.M.      Glendale Avenue, Definitive Subdivision  
Public Hearing  
Location: Clinton Street (Rt. 20) @ Boylston Town Line  
Decision Deadline: February 14, 2006**

Attending the hearing was Steve Turnblom – the developer, and James Tetreault – an engineer from Thompson & Liston, Inc. Mr. Gordon read letter from the Fire Chief and Board of Health.

Mr. Tetreault said they are proposing to build a subdivision road with six lots – 4 duplex units and 2 single family homes. He said they are proposing that in order to stop the road from being extended in the future, to have the road accepted as a public way just short of what is needed to extend the road to abutting property (which is owned by Worcester Sand and Gravel), and having the two end property owners own that parcel at the end.

Mr. Tetreault listed the waivers as listed on the cover page of the plans.

Ms. Keohane asked about sidewalks. Mr. Tetreault said they would propose doing some drainage in place of putting sidewalks.

Mr. Rodolakis asked about Fortier rights and if they owned to the center line. Mr. Tetreault said Attorney Jack Collins brought documentation to Mr. Denoncourt today.

Mr. Gordon asked the following:

- 1) asked for drainage explanation; Mr. Tetreault explained from the plan (Sheet C2). He said Engineering hasn't had a chance to review this plan.
- 2) said he wasn't sure about the hammerhead and the end of the road – need to talk to Engineering further about this.

Scott Nolan, 20 Bosworth Road, expressed the following:

- 1) procedural comment that a new owner abutting this project did not get notification;
- 2) expressed concern of emergency response time to this end of Town;
- 3) what will happen to water pressure – it is kind of low now;
- 4) expressed concern of 4-foot retaining wall at Rotolo's – thinks Board should do site walk;
- 5) asked if they would continue to be Rural post office delivery;
- 6) asked about bus stop location

Mr. Gordon asked if water could be looped to Bosworth. Mr. Turnblom said there is a 2-inch line out there and line goes uphill. Mr. Gordon said that would have to be talked about.

Mr. Turnblom said they have spoken to Rotolo about their house placement and wall.

Mr. Gordon said that because the plans came in late, they need more time to review and then Mr. Tetreault can address some of the questions.

Mr. Gordon continued the hearing to January 19, 2006, at 7:10 P.M.

**7:30 P.M.      Hawthorne Green, Preliminary Subdivision  
Informal Public Hearing  
Location: Colonial drive, east of Bridle Path  
Decision Deadline: January 19, 2006**

Mr. Rodolakis abstained from the hearing, due to possible conflict of interest. Attending the hearing was Joe Johnson – the developer. Mr. Gordon read the letter from the Highway Superintendent dated December 30, 2005.

Mr. Johnson discussed the issue of the length of the dead end. He said after careful review of the Board's denial letter, they are coming back with an alternate access thru Stiles Road in Boylston. He said this road would be emergency access only.

Mr. Johnson said he received Engineering's comment letter, but his engineer hasn't had time to address it.

Mr. Naber expressed concern about the gating and who has jurisdiction to control. Mr. Gordon, with Mr. Denoncourt and Ms. Myers agreeing, said this is a Town Meeting issue for between towns.

Mr. Johnson commented that they couldn't get the abutting parcel to subdivide, but was able to get this far if an easement for emergency access only.

Mr. Gordon expressed the following:

- 1) commeted that the 18-foot width is a driveway not a road;
- 2) Police Chief is against any kind of gate on emergency accesses;
- 3) where at Stiles Road is the access (number of house); Mr. Johnson will get this.

Mr. Johnson said the road be going thru Argento's barn. Mr. Gordon said one issue could be the wetlands and the other issue would be the hill.

Mr. Gordon asked why can't this be 26-foot wide road and not a driveway. He also asked who would plow; he said a condo association would probably maintain the Shrewsbury portion, but who would maintain the Boylston access?

Mr. Gordon expressed concern that the post office did not have the address that the applicant gave, noting mail has been returned.

Paul Ottaviano, 87 Colonial Drive, expressed concern for traffic speed coming down street.

Robert Branca, Jr., Bridle Path, expressed the following:

- 1) expressed concern of gate and who has control;
- 2) concern for buffer – if there will be any;
- 3) feels there is an overburdening of easement.

Mr. Johnson asked for continuance and gave extension of decision time to March 15<sup>th</sup>.

Mr. Gordon continued the hearing to February 2, 2006, at 7:15 P.M.

**7:45 P.M.      Saint John's High School, Site Plan Approval  
Public Hearing  
Location: 378 Main Street  
Decision Deadline: 65 Days from the close of hearing**

Attending the hearing was Al Etre – representing St. John's High School, and Jerry Foley – an engineer from Belanger and Foley Inc. Mr. Foley said there is limited space to feed students and prepare food. He said they would like to do an expansion to improve the entrance, and expand the cafeteria for a student commons. He said they will lose one row of parking – about 17 spaces. He reviewed Mr. Denoncourt's comment letter.

Ms. Keohane asked the following:

- 1) commented that the handicap access seemed far away; Mr. Foley said it's at grade and is an easier access.
- 2) expressed concern of "Delivery" area being next to handicap access – meets standards?
- 3) asked if any other improvements will take away parking spaces. Mr. Foley said there are other areas where they could do parking.

Mr. Gordon commented there was a request to do some restriping.

Mr. Naber asked some logistical questions about construction.

Pamela Sarantos, 12 Westview Avenue, expressed the following:

- 1) expressed concern of more cars parking on street;
- 2) asked if location of addition being away from Main Street;
- 3) asked if traffic will be affected during construction.

Christopher Kirk, 40 Westwood Road, expressed parking concerns stating that students are already parking on the sides of the driveways now.

The Board voted to close the hearing. The voted to approve the plan as submitted with comments from Engineering, and Decision to be written by Engineering.

Roll Call vote: Ms. Keohane – yes; Mr. Naber – yes; Mr. Rodolakis – yes; and Mr. Gordon – yes.

#### **4. New Business**

**a. White City & Citizen's Bank**

Mr. Gordon read a letter dated December 19, 2205, from Maple Rock requesting waivers. The Board voted to approve a seasonal waiver as requested by Maple Rock in their letter dated December 19, 2005.

**b. Southwoods Subdivision, Parcel A Covenant Release**

Charlie MacGregor, representing Brendon Properties, attended the discussion. The Board voted to approve the Covenant Release for Parcel A.

**c. Trillium Wood Subdivision, Bond Reduction**

Mr. Rodolakis abstained from the discussion and vote, due to possible conflict of interest. The Board voted to approve the bond reduction for Trillium Wood Subdivision.

**d. Highland Hill Estates, Approve Bond and Sign Covenant Release**

Mr. Rodolakis abstained from the discussion and vote, due to possible conflict of interest. Mr. Denoncourt said the binder coat is down. The Board voted to allow Mr. Gordon to sign the "assent to" on the Bond to be held in Engineering until they get the passbook and account number. The Board voted to approve and sign the Covenant Release for Highland Hill Estates.

#### **5. Old Business**

**a. Saxon Woods ' 76, Revised Bond Reduction Letter**

Mr. Gordon said this is a housekeeping issue; last month this letter had an account number that was off by one digit. The Board voted to resign the letter for Saxon Woods '76.

#### **6. Correspondence**

- a)** Workshop – Explaining MHP's New Local 40B Review and Decision Guidelines  
to be held at various dates
- b)** Three Workshops – CMRPC – The Commonwealth's Smart Growth Tool Kit  
to be held at various dates

The meeting adjourned at 9:30 P.M.

**Respectfully Submitted,**

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*Annette W. Rebovich*